

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: SHENANDOAH
Local Government Number: 73G681

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
SHENANDOAH CITY URBAN RENEWAL	36002	3
SHENANDOAH CRESTLAND COOP URBAN RENEWAL	73003	1
SHENANDOAH URBAN RENEWAL HOTEL INCR	73081	1

TIF Debt Outstanding: 263,870

TIF Sp. Rev. Fund Cash Balance			Amount of 07-01-2013 Cash Balance
as of 07-01-2013:	127,169	0	Restricted for LMI

TIF Revenue:	202,868
TIF Sp. Revenue Fund Interest:	408
Asset Sales & Loan Repayments:	0
Total Revenue:	203,276

Rebate Expenditures:	0
Non-Rebate Expenditures:	263,870
Returned to County Treasurer:	0
Total Expenditures:	263,870

TIF Sp. Rev. Fund Cash Balance			Amount of 06-30-2014 Cash Balance
as of 06-30-2014:	66,575	0	Restricted for LMI

Year-End Outstanding TIF Obligations, Net of TIF Special Revenue Fund Balance: -66,575

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Urban Renewal Area Data Collection

Local Government Name: SHENANDOAH (73G681)
 Urban Renewal Area: SHENANDOAH CITY URBAN RENEWAL
 UR Area Number: 36002

UR Area Creation Date: 11/1991

UR Area Purpose: Economic Development, Slum,
 Blighted

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SHENANDOAH CITY/SHENANDOAH SCH/UR TIF1 INCREM	36051	36052	6,096,890
SHENANDOAH CITY/SHENANDOAH SCH/UR TIF2 INCREM	36067	36068	304,288
SHENANDOAH CITY/SHENANDOAH SCH/AMD UR TIF3 INCREM	36077	36078	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,859,760	6,748,360	0	0	10,608,120	0	10,608,120
Taxable	0	0	3,859,760	6,748,360	0	0	10,608,120	0	10,608,120
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **127,169** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 150,493
 TIF Sp. Revenue Fund Interest: 408
 Asset Sales & Loan Repayments: 0
Total Revenue: 150,901

Rebate Expenditures: 0
 Non-Rebate Expenditures: 211,495
 Returned to County Treasurer: 0
Total Expenditures: 211,495

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **66,575** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For SHENANDOAH CITY URBAN RENEWAL

Theater Project

Description:	Theater Renovation
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Iowa Western Comm College

Description:	Remodel IWCC building
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For SHENANDOAH CITY URBAN RENEWAL

Theater Project

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	105,000
Interest:	46,135
Total:	151,135
Annual Appropriation?:	Yes
Date Incurred:	06/01/2003
FY of Last Payment:	2019

Iowa Western Comm College

Debt/Obligation Type:	TIF Revenue Bonds/Notes
Principal:	60,000
Interest:	360
Total:	60,360
Annual Appropriation?:	Yes
Date Incurred:	06/01/2004
FY of Last Payment:	2014

Non-Rebates For SHENANDOAH CITY URBAN RENEWAL

TIF Expenditure Amount:	151,135
Tied To Debt:	Theater Project
Tied To Project:	Theater Project

TIF Expenditure Amount:	60,360
Tied To Debt:	Iowa Western Comm College
Tied To Project:	Iowa Western Comm College

TIF Taxing District Data Collection

Local Government Name: SHENANDOAH (73G681)
 Urban Renewal Area: SHENANDOAH CITY URBAN RENEWAL (36002)
 TIF Taxing District Name: SHENANDOAH CITY/SHENANDOAH SCH/UR TIF1 INCREM
 TIF Taxing District Inc. Number: 36052

TIF Taxing District Base Year: 1992
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	02/2002
Blighted	02/2002
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	3,859,760	3,681,440	0	0	7,541,200	0	7,541,200
Taxable	0	0	3,859,760	3,681,440	0	0	7,541,200	0	7,541,200
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,444,310	6,096,890	6,096,890	0	0

FY 2014 TIF Revenue Received: 150,493

TIF Taxing District Data Collection

Local Government Name: SHENANDOAH (73G681)
 Urban Renewal Area: SHENANDOAH CITY URBAN RENEWAL (36002)
 TIF Taxing District Name: SHENANDOAH CITY/SHENANDOAH SCH/UR TIF2 INCREM
 TIF Taxing District Inc. Number: 36068

TIF Taxing District Base Year: 2000
 FY TIF Revenue First Received: 2005
 Subject to a Statutory end date? No

UR Designation	
Slum	02/2002
Blighted	02/2002
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	2,711,100	0	0	2,711,100	0	2,711,100
Taxable	0	0	0	2,711,100	0	0	2,711,100	0	2,711,100
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	41,900	2,669,200	304,288	2,364,912	85,419

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: SHENANDOAH (73G681)
 Urban Renewal Area: SHENANDOAH CITY URBAN RENEWAL (36002)
 TIF Taxing District Name: SHENANDOAH CITY/SHENANDOAH SCH/AMD UR TIF3 INCREM
 TIF Taxing District Inc. Number: 36078

TIF Taxing District Base Year: 0

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	355,820	0	0	355,820	0	355,820
Taxable	0	0	0	355,820	0	0	355,820	0	355,820
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	178,010	177,810	0	177,810	6,422

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: SHENANDOAH (73G681)
 Urban Renewal Area: SHENANDOAH CRESTLAND COOP URBAN RENEWAL
 UR Area Number: 73003

UR Area Creation Date: 11/1991

UR Area Purpose: Economic Development, Slum,
 Blighted

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SHENANDOAH CITY/SHENANDOAH SCH/CRESTLAND COOP UR INCREMENT	73072	73073	408,184

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,818,020	0	0	0	1,818,020	0	1,818,020
Taxable	0	0	1,818,020	0	0	0	1,818,020	0	1,818,020
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 14,375
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 14,375

Rebate Expenditures: 0
 Non-Rebate Expenditures: 14,375
 Returned to County Treasurer: 0
Total Expenditures: 14,375

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For SHENANDOAH CRESTLAND COOP URBAN RENEWAL

Hotel Developer

Description:	Hotel Development
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SHENANDOAH CRESTLAND COOP URBAN RENEWAL

Hotel Developer

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	14,375
Interest:	0
Total:	14,375
Annual Appropriation?:	Yes
Date Incurred:	08/27/2009
FY of Last Payment:	2022

Non-Rebates For SHENANDOAH CRESTLAND COOP URBAN RENEWAL

TIF Expenditure Amount:	14,375
Tied To Debt:	Hotel Developer
Tied To Project:	Hotel Developer

TIF Taxing District Data Collection

Local Government Name: SHENANDOAH (73G681)
 Urban Renewal Area: SHENANDOAH CRESTLAND COOP URBAN RENEWAL (73003)
 TIF Taxing District Name: SHENANDOAH CITY/SHENANDOAH SCH/CRESTLAND COOP UR INCREMENT
 TIF Taxing District Inc. Number: 73073

TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 2010
 Subject to a Statutory end date? No

UR Designation	
Slum	02/2002
Blighted	02/2002
Economic Development	11/1991

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,818,020	0	0	0	1,818,020	0	1,818,020
Taxable	0	0	1,818,020	0	0	0	1,818,020	0	1,818,020
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	398,150	1,419,870	408,184	1,011,686	36,466

FY 2014 TIF Revenue Received: 14,375

▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Urban Renewal Area Data Collection

Local Government Name: SHENANDOAH (73G681)
 Urban Renewal Area: SHENANDOAH URBAN RENEWAL HOTEL INCR
 UR Area Number: 73081

UR Area Creation Date: 11/1991

UR Area Purpose: Economic Development, Slum,
 Blighted

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
SHENANDOAH CITY/SHENANDOAH SCH/HOTEL TIF INCREM	73080	73081	1,079,023

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,302,120	0	0	0	1,302,120	0	1,302,120
Taxable	0	0	1,302,120	0	0	0	1,302,120	0	1,302,120
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **0** **0** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 38,000
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 38,000

Rebate Expenditures: 0
 Non-Rebate Expenditures: 38,000
 Returned to County Treasurer: 0
Total Expenditures: 38,000

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **0** **0** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For SHENANDOAH URBAN RENEWAL HOTEL INCR

09 GO Hotel Developer

Description:	Hotel Renovation
Classification:	Commercial - hotels and conference centers
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For SHENANDOAH URBAN RENEWAL HOTEL INCR

09 GO CLN Hotel Developer

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	38,000
Interest:	0
Total:	38,000
Annual Appropriation?:	Yes
Date Incurred:	08/27/2009
FY of Last Payment:	2020

Non-Rebates For SHENANDOAH URBAN RENEWAL HOTEL INCR

TIF Expenditure Amount:	38,000
Tied To Debt:	09 GO CLN Hotel Developer
Tied To Project:	09 GO Hotel Developer

TIF Taxing District Data Collection

Local Government Name: SHENANDOAH (73G681)
 Urban Renewal Area: SHENANDOAH URBAN RENEWAL HOTEL INCR (73081)
 TIF Taxing District Name: SHENANDOAH CITY/SHENANDOAH SCH/HOTEL TIF INCREM
 TIF Taxing District Inc. Number: 73081

TIF Taxing District Base Year: 2008
 FY TIF Revenue First Received: 2014
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	1,302,120	0	0	0	1,302,120	0	1,302,120
Taxable	0	0	1,302,120	0	0	0	1,302,120	0	1,302,120
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	219,340	1,082,780	1,079,023	3,757	135

FY 2014 TIF Revenue Received: 38,000